

RESOLUTION NO. 13-21

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS, COLORADO APPROVING A MAJOR AMENDMENT TO THE HILLS PROPERTIES MASTER PLAN

WHEREAS, the Land Use Review Division staff of the City of Colorado Springs ("City"), has reviewed, analyzed and processed for substantial conformance with the review criteria contained in § 7.5.408 of the City Code, an application for a major amendment to the Hills Properties Master Plan (the "Plan"); and

WHEREAS, City staff recommends approval of the major amendment to the Plan and finds that the Plan, as amended, substantially conforms to the review criteria contained in § 7.5.408 of the City Code; and

WHEREAS, the Plan, as amended, is consistent with other community plans and visions including the City's "Comprehensive Plan"; and

WHEREAS, pursuant to City Code § 7.5.407, at a public hearing the major amendment to the Plan has been reviewed and recommended for approval by the City's Planning Commission.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

Section 1. The above and foregoing recitals are incorporated herein by reference and are adopted as findings and determinations of the City Council.

Section 2. City Council finds that the Plan, as amended through the major amendment application, substantially conforms to the review criteria contained in City Code § 7.5.408 and hereby approves the Plan as attached in Exhibit A.

Section 3. City Council further recommends that upon adoption, this Plan also be utilized, as appropriate, to guide and inform the community with respect to City Strategic Plan goals and objectives, updates to other planning studies, and any necessary ordinances in support of the Plan.

Section 4. This resolution shall be effective upon its approval by City Council.

Dated at Colorado Springs, Colorado, this 26th day of January, 2021.



Council President

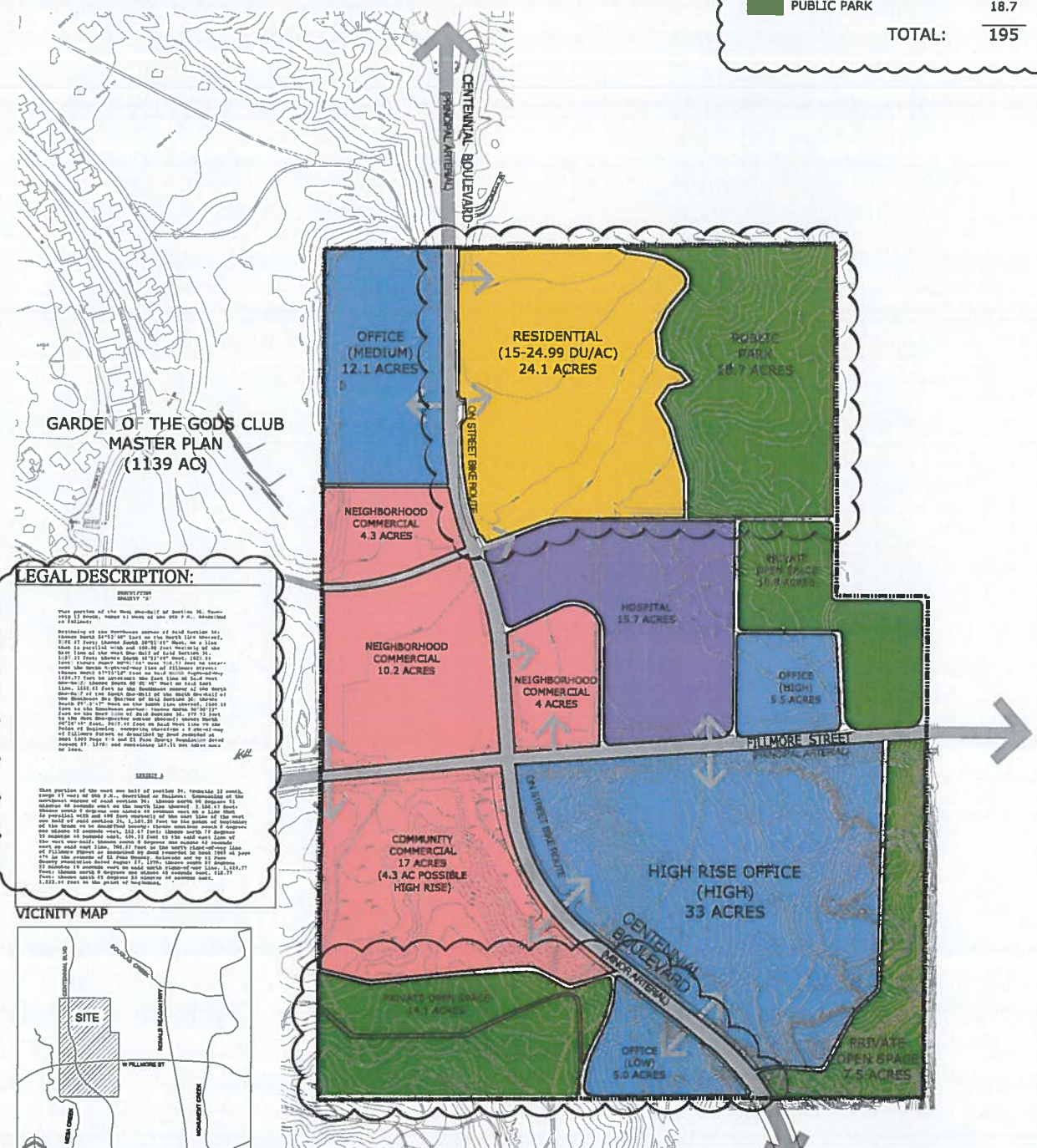
ATTEST:


Sarah B. Johnson, City Clerk

AMENDMENT HISTORY		
CPC MPA No.	Date	Description
CPC MPA 04-00043	June 2004	DILIGENT APPROVAL
CPC MPA 04-00043-130614	October 2014	37.3 AC OF GENERAL INDUSTRIAL AND 11 AC OF RESIDENTIAL/COMMERCIAL CHANGED TO 13.7 AC GENERAL INDUSTRIAL, 13 AC RESIDENTIAL/COMMERCIAL, AND 1.3 AC OFFICE.
CPC MPA 04-00043-130617	November 2017	13.7 AC GENERAL INDUSTRIAL, 13 AC RESIDENTIAL/COMMERCIAL, 1.3 AC OFFICE AND 2.7 AC OF PRIVATE OPEN SPACE REVISSED TO 35.4 AC GENERAL INDUSTRIAL, 13 AC COMMUNITY COMMERCIAL, 8.5 AC OFFICE, 2.7 AC OF PRIVATE OPEN SPACE AND 1.3 AC OFFICE (PENDING)
CPC MPA 04-00043-130617	JUNE 2017	17 BY 7000 PARCELS TO THE SOUTH OF HOSPITAL PROPERTY ADDED TO DEVELOPMENT. 36.5 AC OF HOSPITAL, 10.0 AC COMMUNITY COMMERCIAL, 8.5 AC OFFICE, 1.3 AC COMMUNITY COMMERCIAL, 2.7 AC OFFICE, 4.8 AC COMMUNITY COMMERCIAL, 5.5 AC OFFICE, 2.7 AC PRIVATE OPEN SPACE AND 1.3 AC OFFICE (PENDING)
CPC MPA 04-00043-140213	MAY 2023 (PENDING)	1.3 AC OFFICE, 13.7 AC GENERAL INDUSTRIAL AND 13.7 AC PRIVATE OPEN SPACE REVISSED TO 34.1 AC GENERAL INDUSTRIAL (HAST) AND 1.7 AC OFFICE (PENDING)

LEGEND:

	ACRES
OFFICE	55.6
COMMERCIAL	35.5
RESIDENTIAL (15-24.99)	24.1
HOSPITAL	15.7
PUBLIC ROW ROADS	11.7
PRIVATE ROW ROADS	1.3
PRIVATE OPEN SPACE	32.4
PUBLIC PARK	18.7
TOTAL:	195



HILL PROPERTIES
AMENDED MASTER PLAN
HILL DEVELOPMENT CORPORATION
COLORADO SPRINGS, COLORADO

CPC MPA 04-000430-A6MJ20



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